

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Waterloo Consortium**

State: **IA**

PJ's Total HOME Allocation Received: **\$10,164,221**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	6			
% of Funds Committed	98.13 %	96.43 %	2	95.51 %	73	78	
% of Funds Disbursed	87.71 %	89.26 %	5	87.58 %	44	43	
Leveraging Ratio for Rental Activities	12.85	8.83	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	97.16 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.17 %	84.87 %	3	71.17 %	72	76	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.17 %	90.57 %	5	81.54 %	40	42	
% of 0-30% AMI Renters to All Renters***	14.29 %	59.43 %	6	45.68 %	0	6	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.91 %	97.93 %	6	96.19 %	16	15	
Overall Ranking:			In State:	6 / 6	Nationally:	56 / 53	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,869	\$12,133		\$27,510	154 Units	15.70 %	
Homebuyer Unit	\$11,058	\$15,482		\$15,239	501 Units	51.10 %	
Homeowner-Rehab Unit	\$13,613	\$20,503		\$20,932	78 Units	8.00 %	
TBRA Unit	\$860	\$764		\$3,121	247 Units	25.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waterloo Consortium IA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,712	\$71,564	\$23,933
State:*	\$88,713	\$72,986	\$42,245
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	0.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	46.4	59.8	57.3	50.0
Black/African American:	53.6	28.6	30.7	25.0
Asian:	0.0	0.2	0.0	25.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.0	1.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	1.3	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	6.8	10.7	0.0
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HOUSEHOLD SIZE:

1 Person:	85.0	35.6	26.7	25.0
2 Persons:	11.4	20.8	20.0	25.0
3 Persons:	2.9	19.0	18.7	50.0
4 Persons:	0.0	9.6	17.3	0.0
5 Persons:	0.7	8.4	12.0	0.0
6 Persons:	0.0	2.6	1.3	0.0
7 Persons:	0.0	0.8	1.3	0.0
8 or more Persons:	0.0	0.4	2.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.1	37.4	26.7	25.0
Elderly:	65.0	2.2	1.3	0.0
Related/Single Parent:	7.9	33.4	32.0	50.0
Related/Two Parent:	0.0	19.4	25.3	0.0
Other:	0.0	4.8	14.7	25.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	30.7	0.2 #
HOME TBRA:	0.0	
Other:	2.1	
No Assistance:	67.1	

of Section 504 Compliant Units / Completed Units Since 2001 23

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waterloo Consortium

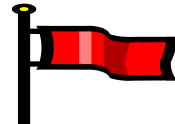
State: IA

Group Rank: 56
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 53
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	86.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	90.91	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.99	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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